

Property Tax Statements Go Out

News Release Date

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Clatsop County taxpayers will begin receiving their property tax statements by mail or email this week.

This year's property tax statements account for a county-wide total of **\$103,383,521.19**, which will pay for county government services (public safety, road improvements, elections, public health), city services (police, fire protection, urban renewal projects), education (K-12, Clatsop Community College, NW ESD), Port of Astoria and rural fire and other special districts. This is an increase of **\$4,559,351.84** (+4.61%) compared to last year.

The increase in taxes is due to several factors including the 3-percent increase in assessed value on most properties, value due to new construction activity and new or increased taxing district levies and bonds.

Tax payments are due by Nov. 15, 2022 to receive the 3-percent early-payment discount.

If you live in a taxing district that has new voter-approved bonds or local option levies, your property taxes may increase more than the anticipated 3 percent.

Knappa taxpayers will see an increase in school taxes due to the \$14 million bond measure for improvements to schools that was passed in November 2021. Additionally, the Knappa Rural Fire Protection District has a new local option of \$0.7167 per \$1,000 of assessed value.

REAL MARKET VALUE IS AS OF JANUARY 1, 2022

While you receive your property tax statement in October 2022, it is important to remember that your property's Real Market Value is based on market conditions as of Jan. 1, 2022. Sales that occurred between Jan. 1, 2021 and Jan. 1, 2022 were analyzed to determine your property's value as of Jan. 1, 2022. See the snapshot below detailing what the average property tax values for the current year will look like.

REQUEST FOR REVIEW OF PROPERTY ASSESSMENT

Owners with questions, or who disagree with the Real Market Value of their property are encouraged to contact the Assessor's Office and request a review prior to filing an appeal. Appointments can be made for in-person meetings if needed. If the property owner still does

not agree with the value once the review is completed, instructions for filing an appeal with the local Board of Property Tax Appeals is located on the back of the tax statement and on the Clerk's Office webpage at: <https://www.co.clatsop.or.us/clerk/page/board-property-tax-appeals-bopta>

Informative 3-5 minute videos about appealing your property's value, how real market value is determined and how the assessed value is calculated are available at:

<https://www.co.clatsop.or.us/assessment/page/assessment-taxation-information-videos>

PAYING YOUR TAX

Taxes are due on November 15, 2022. Payments can be mailed or paid online at <https://www.co.clatsop.or.us/assessment/page/pay-taxes-online>. Note: Processing fees will apply; see webpage for details.

You may also drop your check or money order payment off in the drive-up drop box located on the corner of Exchange and 9th Streets in Astoria in front of our Public Services Building.

ONLINE PROPERTY INFORMATION

Up-to-date Public Record Property Tax and Assessment information including digital copies of Property Tax Statements are available to search for and download via Clatsop County's Property Info page on their website. A street address or a property tax account number is all that is required to look up property information. Go to www.co.clatsop.or.us and click on the "**Property Info**" link to learn more.

2022/23 Property Tax Value Information

- Average residential property Real Market Value increase is 30% countywide.
- Some areas are higher, like Arch Cape and Cannon Beach:
 - Arch Cape: 69% average increase for properties with dwellings (not vacant land)
 - Cannon Beach: 40% average increase for properties with dwellings (not vacant land)
- Some areas are lower:
 - Hammond: 19% average increase for properties with dwellings (not vacant land)
 - Clatsop Plains/Rural Warrenton: 25% average increase for properties with dwellings (not vacant land)
- Astoria: 28% average increase for properties with dwellings (not vacant land).
- Knappa/Svensen: 26% average increase for properties with dwellings (not vacant land).
- The above figures are averages and it's important to know that land and structures trend separately. Properties with land value that is higher than the value for structures, will have a different overall percentage increase

than properties with land value that is lower than the value for structures.

- Residential Property Median Real Market Value
 - 2021: \$358,513
 - 2022: \$469,843
 - 31% Increase in Value

REMEMBER – Your property taxes are based on the Assessed Value of your property, which is generally limited to a maximum yearly increase of 3 percent.